



**6 GRIMSTON STREET
EASTBURN**



**AN IMMACULATELY PRESENTED DETACHED
FAMILY HOME WITH 3 DOUBLE BEDROOMS,
AN EN-SUITE, INTEGRAL GARAGE AND
LANDSCAPED GARDENS SITUATED ON A
MODERN SOUGHT AFTER DEVELOPMENT**

PRICE: £345,000

8 Main Street, Cross Hills, Keighley BD20 8TB
Tel: 01535 637 333 www.wilman-wilman.co.uk





Presented & maintained to a very high standard and benefitting from the **remaining term of an NHBC warranty**, this spacious detached family home is of the “Malory” design, constructed by Messrs Miller Homes, measuring circa 1061 sq ft.

The accommodation briefly includes an **Entrance Hall, Cloakroom, integral Garage, light & airy bay fronted Sitting Room and a Dining Kitchen with French doors to the garden**; being complemented by **3 generous Double Bedrooms, a stylish En-Suite and a House Bathroom**. Externally the property benefits from **private driveway parking to the front & a good sized enclosed rear garden which enjoys a favourable southerly aspect**.

Eastburn and the nearby village of Cross Hills offer a wide range of everyday services including, **shops & cafes, a Co-Operative store, health centre & a post office**; whilst the **train station in neighbouring Steeton provides regular network links to the larger centres of Skipton, Leeds & Bradford**.

With Airedale General Hospital in walking distance along with a choice of primary schools and the highly regarded South Craven Secondary School, this impressive family home will not disappoint and in detail comprises:

Composite part glazed entrance door to:

HALLWAY: with staircase to the first floor and Vinyl floor.

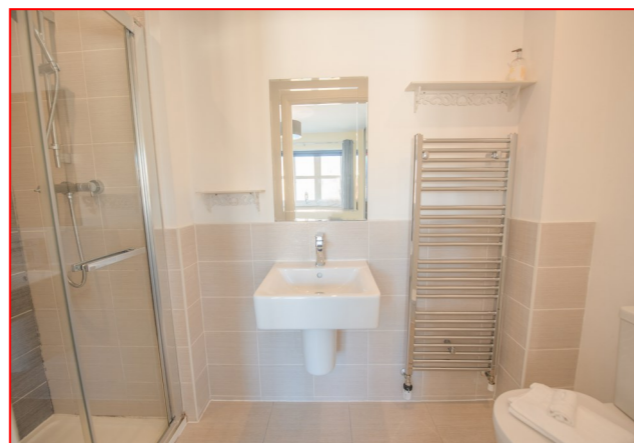
CLOAKROOM: 6'4" x 3'4" with low suite w.c, pedestal wash hand basin, tiled floor and frosted uPVC window.

SITTING ROOM: 14'1" x 12'5" (max) L-shaped with square bay window, wall TV point and useful storage cupboard under the stairs.

DINING KITCHEN: 12'3" x 12'1" with range of wall and base units with Oak block laminate worktops over incorporating Zanussi electric oven & 4 ring gas hob with stainless steel extractor hood over, 1½ bowl stainless steel sink unit & drainer, integrated fridge/freezer, dishwasher, tiled floor, door to the garage and fully glazed doors to the garden.



EN-SUITE SHOWER ROOM: 9'2" x 3'7" with walk-in shower enclosure with glass door and thermostatic unit, low suite w.c, bracket wash hand basin, tiled floor, chrome ladder radiator, part tiled walls and extractor fan.



BEDROOM 2: 13'5" x 13'2" with views over the garden and towards the hills.

BEDROOM 3: 11'6" x 9'2" with views over the garden and similar views.



TO THE FIRST FLOOR

LANDING: with access to the roof void, 2 useful deep store cupboards and gable end window.

MASTER BEDROOM: 10'4" x 10'0" (plus range of deep fitted wardrobes) with TV point and range of mirror fronted fitted wardrobes.



HOUSE BATHROOM: 9'7" x 5'5" comprising panelled bath, low suite w.c, bracket wash hand basin, part tiled walls, tiled floor, chrome ladder towel rail, frosted uPVC window and extractor fan.



COUNCIL TAX: Verbal enquiry reveals that this property has been placed in Council Tax Band D.

POST CODE: BD20 8BQ

TENURE: The property is freehold and vacant possession will be given on completion of the sale.

VIEWING: Please contact the Selling Agents, Messrs. Wilman and Wilman, 8 Main Street, Cross Hills, BD20 8TB (01535) 637333.

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TO THE OUTSIDE

A driveway provides parking for 2 cars and gives access to the **GARAGE:** 19'5" x 9'8" with up-and-over door, power & light and Potterton combination boiler.

There is also a shaped lawn, external power point & light and a flagged path & gate giving access to the rear garden.

To the rear there is a large flagged patio, steps to a raised lawn with established planted borders, stone wall and fence boundaries. There is further storage to the gable end, hot & cold water tapS and an external power point; the whole enjoying a lovely sunny aspect.



SERVICES: Mains water, drainage, gas and electricity are connected to the property. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

Note: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract.

